Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2017.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David C. Mabee		
1128 Stockell St.	New Owner	082-07-0-155.00
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRUSTEES OF SYLVAN STREET BAPTIST CHURCH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID C. MABEE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 44 feet of Lot Nos. 50 and 51 and the Southerly 44 feet of the Easterly part of Lot No. 52 on the Plan of East Nashville Real Estate Company's Plan of Lots, as of record in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lots No. 50, 51 and 52 fronts 44 feet on the Westerly side of North 4th Street, or Lischey Avenue, and runs back between parallel lines, with the Northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Trustees of Sylvan Street Baptist Church by Quitclaim Deed from Tom P. Stephens, Sr., of record in Book 9702, page 471, Register's Office for Davidson County, Tennessee, dated June 15, 1995 and recorded on June 15, 1995.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 806 Lischey Ave., Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20170027072 DEEDWARR
Recvd: 03/30/17 15:49 2 pgs
Fees:13.00 Taxes:333.00
20170330-0031286

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2017.

Trustees of Sylvan Street Baptist Church

Leonard Epperson Jr., Trustee

Patricia Clark, Trustee

Richard C. Jones Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leonard Epperson Jr., Patricia Clark, and Richard C. Jones, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she are the Trustees of the Sylvan Street Baptist Church, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 27th day of March, 2017.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public